



## *Westfield City Council Report*

**Ordinance Number:** 15-37  
**APC Petition Number:** 1511-PUD-22  
**Petitioner:** Beazer Homes Indiana, LLP by Nelson & Frankenberger  
**Requested Action:** An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the West Rail Planned Unit Development (PUD) District.  
**Current Zoning:** Centennial North PUD District  
(Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)  
**Current Land Use:** Undeveloped / Agricultural  
**Exhibits:**

1. Location Exhibit
2. Concept Plan
3. Centennial North PUD Ord. 11-33
4. Proposed West Rail Amendment Ord. 15-37
5. APC Certification

  
**Prepared by:** Jesse M. Pohlman, Senior Planner

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### **PETITION HISTORY**

This petition was introduced at the October 12, 2015, City Council meeting. The petition received a public hearing at the November 2, 2015, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded this petition with a unanimous favorable recommendation at its November 16, 2015, meeting. This petition is eligible for adoption consideration at the December 8, 2015, Council meeting.

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### **PROJECT OVERVIEW**

**Project Location:** The petitioner is requesting a zoning change for the one hundred and eight (108) acres generally located east of Ditch Road, between 156<sup>th</sup> Street and 161<sup>st</sup> Street (see **Exhibit 1**).

**Property History:** The property is currently zoned the Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33) (the "Original PUD"). The original Centennial North PUD District was adopted in 2005, and included 157 acres. In 2011, an amendment was

adopted by the Council that accommodated the Epiphany Evangelical Lutheran Church (the "Church"). The Church has since acquired and developed the 10 acres directly on the northeast corner of Ditch Road and 156<sup>th</sup> Street (2012).

Original PUD Ordinance: The amendment in 2011 (see Exhibit 3) established a maximum density of 2.0 dwelling units per acre (236 lots). The ordinance created two subareas with minimum lot areas of 7,500 square feet and 10,000 square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

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### **AMENDMENT REQUEST**

The petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and to accommodate the proposed homes and site design. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to this property, and would be known as the "West Rail Planned Unit Development (PUD) District" (the "Proposed Ordinance").

Default Standards: The proposed ordinance (see Exhibit 4) maintains two (2) subareas, with increased minimum lot areas of 9,100 square feet and 10,500 square feet. The subareas default to the SF3: Single-Family Medium Density District and the SF4: Single-Family High Density District, which are consistent with the Original PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and establishes a maximum density of one hundred and eighty-three (183) single-family dwellings, which is a lower density than the two hundred and sixteen (216) single-family dwellings permitted by the Original PUD Ordinance.

Development and Design Standards: The proposed ordinance generally defaults to the Unified Development Ordinance (the "UDO").

Architectural Standards: The UDO's architectural standards for perimeter lots abutting 156<sup>th</sup> Street, Ditch Road and 161<sup>st</sup> Street would apply and are not being proposed to be modified. The proposed ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition, the proposed ordinance incorporates minimum requirements for enhanced front and side facades through a minimum point system of optional architectural elements.

Landscaping Standards: The proposed ordinance is not proposing to modify the UDO's landscaping standards, with the exception of accommodating the ability to shift around required landscaping where otherwise prohibited by the gas line easements. As such, the UDO's buffer yard, lot landscaping and external street frontage standards apply.

Open Space: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The proposed ordinance also requires a minimum open space of thirty percent (30%); however, the proposed development will have a net



increase in open space because the UDO limits the amount of open space that can qualify as open space within third-party easements, such as the gas line easements that bisect the site. In addition, the proposed ordinance incorporates a requirement that the open spaces be enhanced with wildflower and prairie plantings, as well as minimum amenity requirements.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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## **PROCEDURAL**

**Public Hearing:** Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 2, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

### **Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **RECOMMENDATIONS / ACTIONS**

### **Plan Commission Recommendation**

At its November 16, 2015, meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 5 in favor, 0 opposed) (see **Exhibit 5**).

### **City Council**

Introduction:           October 12, 2015

Eligible for Adoption: December 8, 2015

Submitted by:       Jesse M. Pohlman, Senior Planner  
                          Economic and Community Development Department



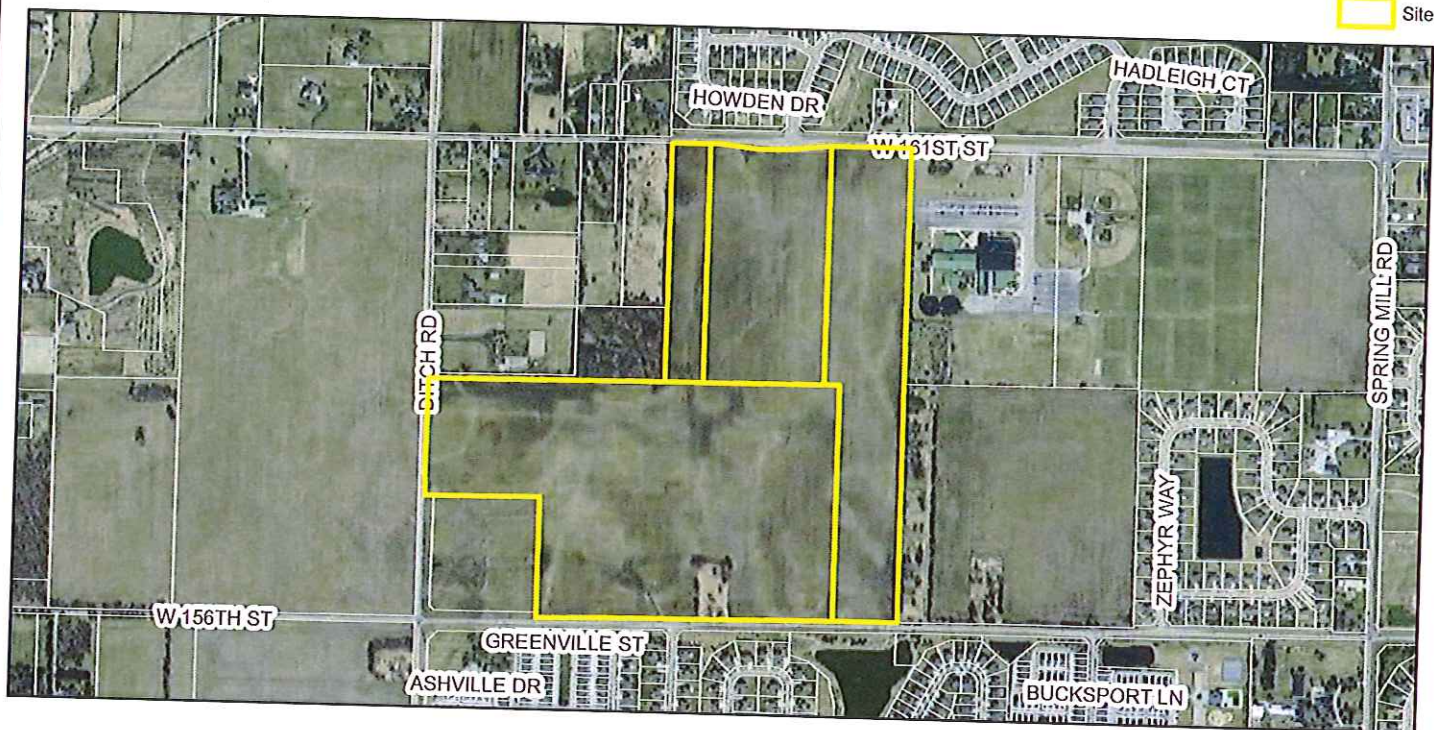


# Property Location Map West Rail PUD District (Centennial North) 1511-PUD-22 / Ordinance 15-26



Not To Scale

Aerial Location Map



Zoning Map



## Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- AG-SF1I (Agriculture - Single Family - 1 In-town)
- EI (Enclosed Industrial)
- EI-PD (Enclosed Industrial - Planned Development)
- GB (General Business)

- GB-PD (General Business - Planned Development)
- GO (General Office)
- GO-PD (General Office - Planned Development)
- LB (Local Business)
- LB-H (Local Business - Historical)
- LB-PD (Local Business - Planned Development)
- MF-1 (Multiple Family - 1)

- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- OI-PD (Open Industrial - Planned Development)
- PUD (Planned Unit Development)
- SB-PD (Special Business - Planned Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

- SF-3 (Cluster (Single Family - 3 Cluster))
- SF-4 (Single Family - 4)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)
- SF-5 (Single Family - 5)
- SF-A (Single Family - Attached)



L1

NATIVE BUFFER PLANTING  
SCALE: 1" = 120' 0"

Native Buffer Planting Legend:



**OEG** OUTDOOR ENVIRONMENTS GROUP  
1100 PARKWAY DRIVE  
SUITE 100  
WESTFIELD, INDIANA 46091  
917.262.0015



Prepared for:  
**Beazer Homes**  
West Rail at the Station



SITE ADDRESS:  
161ST STREET & DITCH ROAD  
WESTFIELD, INDIANA  
SHEET: NATIVE BUFFER PLANTING  
DATE: 10.1.2015  
REVISION: 10.26.2015  
DESIGN BY: OEG  
DRAWN BY: DGS  
SCALE: N.T.S.

Notes: This drawing is a preliminary design for planning purposes only. It is not a construction document. All dimensions, elevations, and other data are subject to change without notice.



2011065112 ORDINANCE \$51.00  
12/14/2011 02:48:14P 20 PGS  
Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented

ORDINANCE NUMBER 11-33

**AN ORDINANCE OF THE CITY OF WESTFIELD, INDIANA CONCERNING  
CENTENNIAL NORTH PLANNED UNIT DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance to amend the Comprehensive Zoning Ordinance of Westfield - Washington Township, Hamilton County, Indiana, 1977 as amended (the "Zoning Ordinance") and to repeal Ordinance No. 05-10, as amended under Ordinance No. 06-09 and as amended under Ordinance No. 09-03 (collectively, the "Original Centennial North PUD"), enacted by the Common Council of the City of Westfield (the "Common Council") pursuant to its authority under the laws of the State of Indiana, including, in particular, Indiana Code 36-7-4 *et seq.*, as amended.

**WHEREAS**, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

**WHEREAS**, the Advisory Plan Commission of the City of Westfield and Washington Township (the "Commission") considered a petition (**Docket 1111-PUD-06**), filed with the Commission requesting an amendment to the zone maps incorporated into the Zoning Ordinance (the "Zoning Maps");

**WHEREAS**, the Commission forwarded **Docket 1111-PUD-06** to the Common Council with a unanimous positive recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on November 22, 2011;

**WHEREAS**, the Common Council is subject to the provisions of Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request;

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Map is hereby amended to read as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 This PUD District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Original Centennial North PUD and the district established hereby shall hereafter be referred to as the Centennial North Planned Unit Development District (the "District").
- 1.2 This Ordinance applies to the real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

- 1.3 The underlying zoning district shall be the **SF 3 – Single Family Zoning District** (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
- 1.4 Section cross-references of this Ordinance (e.g., “WC § \_\_\_\_\_”) shall hereinafter refer to the Section as specified and referenced in the Zoning Ordinance.
- 1.5 Any provision of the Zoning Ordinance that conflicts with any provision of this Ordinance shall be superseded by the terms of this Ordinance as applied to the Real Estate.

**Section 2.** **Definitions.** The terms defined in this Section shall, for all purposes of this Ordinance, have the meanings specified herein, unless the context otherwise requires. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

- 2.1 **Area:** A discrete geographic area within the District. "Area A" and "Area B" are conceptually represented on the Concept Plan and are regulated accordingly by the terms of this Ordinance.
- 2.2 **Concept Plan:** Collectively, the plans attached hereto and incorporated herein by reference as **Exhibit B** and **Exhibit C**. Exhibit B is a general plan for the development of the Real Estate and Exhibit C is an alternative for the development of the Real Estate that illustrates how a Church parcel may be incorporated into the District.
- 2.3 **Landscape Buffering Plan:** The plan attached hereto and incorporated by reference as **Exhibit E**.
- 2.4 **Living Area:** The square footage of a Dwelling exclusive of garages, porches, patios and basements.
- 2.5 **Open Space Concept Plan:** The plan attached hereto and incorporated by reference as **Exhibit D**, which conceptually illustrates how the network of Open Spaces and trails within the District may be structured.
- 2.6 **Perimeter Road(s):** An existing public road abutting the Real Estate which shall include 156<sup>th</sup> Street, 161<sup>st</sup> Street and Ditch Road.



### **Section 3. Permitted Uses.**

- 3.1 All uses permitted in the Underlying Zoning District shall be permitted in the District.
- 3.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed two hundred and thirty-six (236) or a maximum gross density of 2.0 dwelling units per acre (exclusive of acreage developed for institutional uses), whichever is less. Residential Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance subject to the following: (i) a maximum of one hundred and twelve (112) Dwellings may be developed pursuant to the standards applicable to Area A; however, (ii) if a minimum of eighty-four (84) Dwellings are developed pursuant to the standards applicable to Area B, then a maximum of one hundred and twenty-eight (128) Dwellings may be developed pursuant to the standards applicable to Area A.

### **Section 4. Development Standards.**

- 4.1 **General Regulations.** The regulations of *WC § 16.04.030 Residential Districts* applicable to the Underlying Zoning District shall apply except: (i) the maximum Building Height for a Church shall be forty-five (45) feet. Church steeples, spires or bell towers shall be permitted to exceed the maximum Building Height; (ii) the minimum setback lines for a Church from a road right-of-way shall be one hundred (100) feet and for any side yard or rear yard of a Church shall be fifty (50) feet; and (iii) as modified below for Dwellings:

| Standard                      | Area A   | Area B    |
|-------------------------------|----------|-----------|
| Minimum Lot Area              | 7,500 SF | 10,000 SF |
| Minimum Lot Frontage on Roads | 45'      | 50'       |
| Minimum Depth of Lot          | 125'     |           |
| Minimum Setback Lines         |          |           |
| Side Yard                     | 5'       |           |
| Rear Yard                     | 20'      |           |
| Minimum Lot Width             | 60'      | 80'       |
| Min. Building Separation      | 12'      |           |
| Maximum Building Height       | 35'      |           |
| Minimum Living Area           |          |           |
| One Story Dwellings           | 1,340 SF | 1,600 SF  |
| Two Story Dwellings           | 1,760 SF | 2,000 SF  |

- 4.2 **Off-Street Loading and Parking.** Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*).
- 4.3 **Landscaping and Screening.** Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as modified below:

- A. Road Frontage Standards. *WC § 16.06.050(B) Road Frontage Standards* shall apply; however, trees along Perimeter Roads shall not be required where detention ponds are located adjacent to a Perimeter Road or within the gas line easement currently encumbering the Real Estate.
- B. Buffer Yard Requirements. *WC § 16.06.050 Buffer Yard Requirements* shall apply, except as modified below:
- (i) Landscape buffering shall be required around the perimeter of the Real Estate, as illustrated on the Landscape Buffering Plan, and within the District between residential and institutional uses.
  - (ii) No landscape buffer yard shall be required: (i) where detention ponds are adjacent to the perimeter of the Real Estate; (ii) along the Real Estate's property line congruent with the school property, as labeled on the Landscape Buffering Plan; (iii) internal to the District along an institutional use's property line congruent with the common area or open space of the residential subdivision; or (iv) within the gas line easement currently encumbering the Real Estate.
  - (iii) Type A Buffer.
    - a) This buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential uses as well as provide a buffer within the District between individual residential Lots and institutional uses.
    - b) The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub). At least fifty percent (50%) of the required tree planting shall be evergreen trees.
    - c) Where the buffer abuts existing woodlands at least fifty (50) feet deep, the buffer shall be a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub). At least fifty percent (50%) of the required tree planting shall be evergreen trees.
    - d) Plantings required to be placed in this buffer shall not be credited toward total on-site requirements for landscaping as set forth in the Zoning Ordinance (*WC § Table 16.06.050-01*).
  - (iv) Type B Buffer.



- a) This buffer is intended to soften the visual appearance of Dwellings from Perimeter Roads.
  - b) The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least fifty percent (50%) of the required planting shall be evergreen trees.
  - c) Plantings required to be placed in this buffer shall be credited toward the on-site requirements for landscaping as set forth in the Zoning Ordinance (*WC § Table 16.06.050-01*).
- C. Parking Area Landscaping. *WC § 16.06.070 Parking Area Landscaping* shall apply; however, accessory parking lots for residential uses, if any, shall be located at the interior of the Real Estate and shall not be required to comply with the parking area landscaping requirements of the Zoning Ordinance.
- D. Open Space Standards. *WC § 16.04.230(7) Green Belt Space* shall apply. The abundance of Open Space within the District will offer active and passive opportunities for residents. Passive recreation opportunities will be provided around the ponds, pockets of Open Space and trails throughout the Open Space and adjoining perimeter paths. Active recreation opportunities will be focused around sports fields planned within the greenway illustrated on the Open Space Concept Plan. As such, the following shall also apply:
- (i) The District's plan is designed to intentionally situate Lots adjacent to Open Space to maximize connectivity where possible, which results in a minimum of ninety percent (90%) of the Lots abutting common areas.
  - (ii) A minimum of thirty percent (30%) of the District (exclusive of any institutional uses) shall be common area and set aside as Open Space.
  - (iii) No privately-owned Lot with a Dwelling shall be permitted to encroach into the gas line easements currently encumbering the Real Estate.
  - (iv) An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the Perimeter Road rights-of-way adjacent to the Real Estate.
  - (v) An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the

District's Open Space extending from 156<sup>th</sup> Street to 161<sup>st</sup> Street, as generally illustrated on the Open Space Concept Plan.

- 4.4 Sign Standards. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08.010*); however, a maximum of one (1) monument sign shall be permitted per each residential subdivision entrance which shall not exceed nine (9) feet in height and sixty-four (64) square feet of sign area.
- 4.5 Lighting. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). Dusk to dawn lights for Dwellings and uplights on entry walls may be installed in lieu of Street Lights (*WC § 16.04.240(I)*).

**Section 5.** **Architectural and Design Standards.** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying District shall apply except as modified by this Ordinance and as set forth below for Dwellings:

- 5.1 Area A Dwellings.
- A. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
- B. Roof Form and Overhangs.
- (i) Roof form and design will include, where appropriate, varied pitches and ridge levels.
- (ii) All Dwellings shall have eaves of a minimum eight (8) inch overhang on the front and rear of the building.
- C. Design Objectives.
- (i) Dwellings adjacent to a Perimeter Road and located so as to have a rear or side façade oriented to the Perimeter Road shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks) on each façade visible from the Perimeter Road as set forth below.
- (ii) Identical Dwelling elevations shall be separated by at least one (1) Lot. Identical Dwelling elevations shall not be directly across the street from one another.
- D. Garage Composition and Orientation.
- (i) All Dwellings shall have a minimum two (2) car attached garage.
- (ii) Front load and side load garages shall be permitted.



E. Typical Lot Landscaping. Portions of the Lot draining to the front shall be sodded. Portions of the Lot draining to the rear shall be seeded.

F. Exterior Surfaces.

- (i) Permitted exterior surfaces shall include: vinyl (minimum .044 thickness), EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
- (ii) Generally, all Dwellings shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.
- (iii) Each Dwelling using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
  - a) Side load or angled garage
  - b) Covered front porch (at least six (6) feet in width and four (4) feet in depth;
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches;
  - d) Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
  - e) Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
  - f) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
  - g) Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
  - h) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;
  - i) Separate overhead door per car for each garage;

- j) Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
  - k) Architecturally-treated entranceways (for homes without a front porch);
  - l) Bay window;
  - m) Transom window(s);
  - n) Veranda/balcony;
  - o) Garage doors containing windows;
  - p) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - q) Exterior chase fireplace.
- (iv) Each Dwelling using vinyl siding on the sides of the residence shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:
- a) Side load or angled garage;
  - b) Hip roof;
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;
  - d) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the clement requirements);
  - e) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a four (4) foot return on the first floor;
  - f) Three (3) or more windows on the façade;
  - g) Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at time of planting;
  - h) Bay window;
  - i) Transom window(s);
  - j) Veranda/balcony;
  - k) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - l) Exterior chase fireplace;
  - m) Architectural treatment on gable ends; or
  - n) Sunroom or screened porch.



(v) Each Dwelling using vinyl siding and located adjacent to a Perimeter Road that is oriented as to have the rear and/or side façade of the home predominately visible from a Perimeter Road shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing Perimeter Roads or a minimum of two (2) of the following design features on said façade(s):

- a) Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- b) Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
- c) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);
- d) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
- e) Hip roof (only for side facades facing Perimeter Roads) or two (2) or more roof planes;
- f) Elevated deck with decorative rail a minimum of twelve (12) feet in width;
- g) Roofline direction change or roofline height change greater than sixteen (16) inches;
- h) Bay window;
- i) Transom window(s);
- j) Veranda/balcony;
- k) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows);
- l) Exterior chase fireplace; or
- m) Architectural treatment on gable ends.

## 5.2 Area B Dwellings.

A. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.

### B. Roof Form and Overhangs.

- (i) Roof form and design will include, where appropriate, varied pitches and ridge levels.

- (ii) All Dwellings shall have eaves of a minimum eight (8) inch overhang on the front and rear of the building.

C. Design Objectives.

- (i) Dwellings located adjacent to a Perimeter Road and located so as to have a rear or side façade oriented to the Perimeter Road shall utilize multiple textures (e.g., rough, smooth, striated) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks) on each façade visible from the Perimeter Road.
- (ii) Identical Dwelling elevations shall be separated by at least one (1) Lot. Identical Dwelling elevations shall not be directly across the street from one another.

D. Garage Composition and Orientation.

- (i) All Dwellings shall have a minimum two (2) car attached garage.
- (ii) Front load and side load garages shall be permitted.

E. Typical Lot Landscaping. Portions of the Lot draining to the front shall be sodded. Portions of the Lot draining to the rear shall be seeded.

F. Exterior Surfaces.

- (i) Permitted exterior surfaces shall include: vinyl (minimum .044 thickness), EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
- (ii) Generally, all Dwellings shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.
- (iii) Each Dwelling using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
  - a) Side load or angled garage;
  - b) Covered front porch (at least six (6) feet in width and four (4) feet in depth;



- c) Roofline direction change or roofline height change greater than sixteen (16) inches;
  - d) Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
  - e) Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
  - f) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
  - g) Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
  - h) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;
  - i) Separate overhead door per car for each garage;
  - j) Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
  - k) Architecturally-treated entranceways (for homes without a front porch);
  - l) Bay window;
  - m) Transom window(s);
  - n) Veranda/balcony;
  - o) Garage doors containing windows;
  - p) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows); or
  - q) Exterior chase fireplace.
- (iv) Each Dwelling using vinyl siding on the sides of the residence shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:
- a) Side load or angled garage;
  - b) Hip roof;
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;
  - d) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along

- the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
- e) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a four (4) foot return on the first floor;
  - f) Three (3) or more windows on the façade;
  - g) Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
  - h) Bay window;
  - i) Transom window(s);
  - j) Veranda/balcony;
  - k) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows);
  - l) Exterior chase fireplace;
  - m) Architectural treatment on gable ends; or
  - n) Sunroom or screened porch.
- (v) Each Dwelling using vinyl siding and located adjacent to a Perimeter Road that is oriented as to have the rear and/or side façade of the home predominately visible from a Perimeter Road shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing Perimeter Roads or a minimum of two (2) of the following design features on said façade(s):
- a) Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
  - b) Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
  - c) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);
  - d) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
  - e) Hip roof (only for side facades facing Perimeter Roads) or two (2) or more roof planes;
  - f) Elevated deck with decorative rail a minimum of twelve (12) feet in width;



- g) Roofline direction change or roofline height change greater than sixteen (16) inches;
- h) Bay window;
- i) Transom window(s);
- j) Veranda/balcony;
- k) Architecturally-enhanced articulated trim moldings (e.g. finials above windows);
- l) Exterior chase fireplace; or
- m) Architectural treatment on gable ends.

**Section 6.** **Procedures.** The procedures set forth in the Zoning Ordinance shall apply; however, a Development Plan for the District may be submitted for approval pursuant to WC § 16.04.190 at any time within three (3) years from the enactment of this Ordinance. A Development Plan for the District may not be submitted more than three (3) years after the date of the enactment of this Ordinance without an extension of time from the Director.

**Section 7.** **Dedication of Road Right-of-Way.** The owner of the Real Estate shall dedicate to the City a 50-foot half right-of-way along 156<sup>th</sup> Street and a 60-foot half right-of-way along Ditch Road in accordance with the right-of-way widths set forth in the City's Thoroughfare Plan at no cost to the City. The dedication shall occur after approval of a development plan for all or a portion of the Real Estate and prior to issuance of an improvement location permit for any improvements on the Real Estate. The City reserves the right to allow dedications to occur at a later time if, in its sole discretion, it determines such delay is acceptable or desirable.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
WESTFIELD, INDIANA THIS 12 DAY OF Dec, 2011.

COMMON COUNCIL  
OF THE CITY OF WESTFIELD, INDIANA

Voting For

John Dippel  
John Dippel

Steven Hoover  
Steven Hoover

Robert L. Horkay  
Robert L. Horkay

Kenneth Kingshill  
Kenneth Kingshill

Robert J. Smith  
Robert J. Smith

Thomas Smith  
Thomas Smith

Robert W. Stokes  
Robert W. Stokes

Voting Against

John Dippel  
John Dippel

Steven Hoover  
Steven Hoover

Robert L. Horkay  
Robert L. Horkay

Kenneth Kingshill  
Kenneth Kingshill

Robert J. Smith  
Robert J. Smith

Thomas Smith  
Thomas Smith

Robert W. Stokes  
Robert W. Stokes

Abstain

John Dippel  
John Dippel

Steven Hoover  
Steven Hoover

Robert L. Horkay  
Robert L. Horkay

Kenneth Kingshill  
Kenneth Kingshill

Robert J. Smith  
Robert J. Smith

Thomas Smith  
Thomas Smith

Robert W. Stokes  
Robert W. Stokes

ATTEST:

Cindy J. Gossard  
Cindy J. Gossard, Clerk-Treasurer

"I affirm, under the penalties of perjury,  
that I have taken reasonable care to reflect  
each Social Security Number on this  
document, unless required by law."

C. Gossard  
Signed

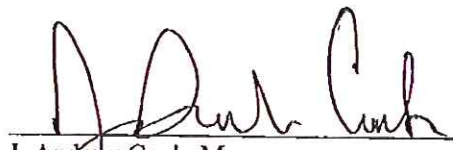
This Instrument prepared by: Steven D. Hardin, Esq., Baker & Daniels, LLP, and Jesse M. Pohlman, Land Use  
Consultant, Baker & Daniels, LLP, 600 East 96<sup>th</sup> Street, Suite 600, Indianapolis, Indiana 46240 (317) 569-9600



I hereby certify **ORDINANCE 11-33** was delivered to the Mayor of Westfield on the 13 day of Dec., 2011.

  
Cindy J. Gossard, Clerk-Treasurer

I hereby **APPROVE** ORDINANCE 11-33  
this 13<sup>th</sup> day of Dec., 2011.

  
J. Andrew Cook, Mayor

I hereby **VETO** ORDINANCE 11-33  
this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:

  
Cindy J. Gossard, Clerk-Treasurer

**EXHIBIT A**  
**REAL ESTATE**

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:



Beginning at the Southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the West line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section; thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.



**EXHIBIT B**  
**CONCEPT PLAN**

Centennial North  
**Concept Plan**

Legend



-  Area A – 60' Wide Lots
-  Area B – 80' Wide Lots

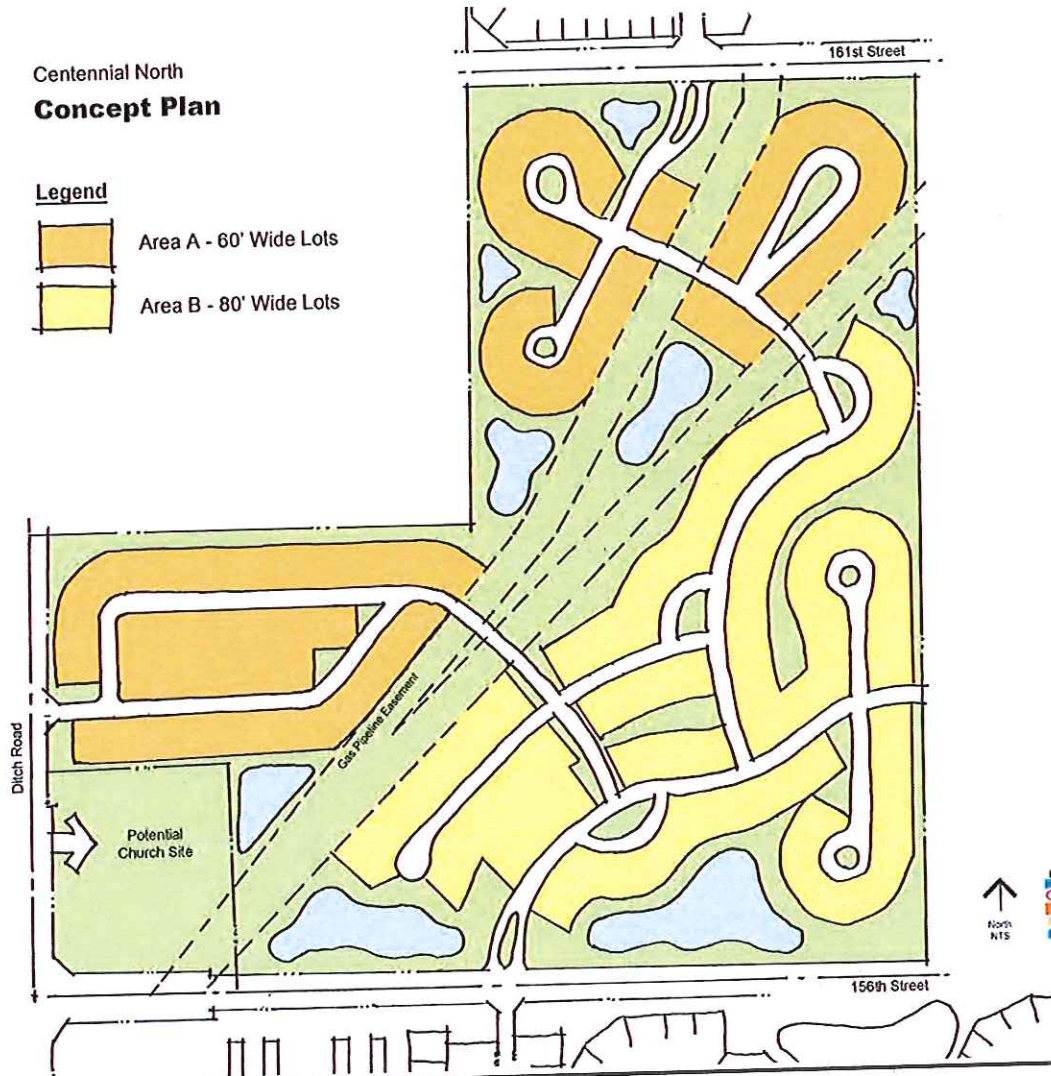


# EXHIBIT C CONCEPT PLAN

Centennial North  
**Concept Plan**

## Legend

-  Area A - 60' Wide Lots
-  Area B - 80' Wide Lots





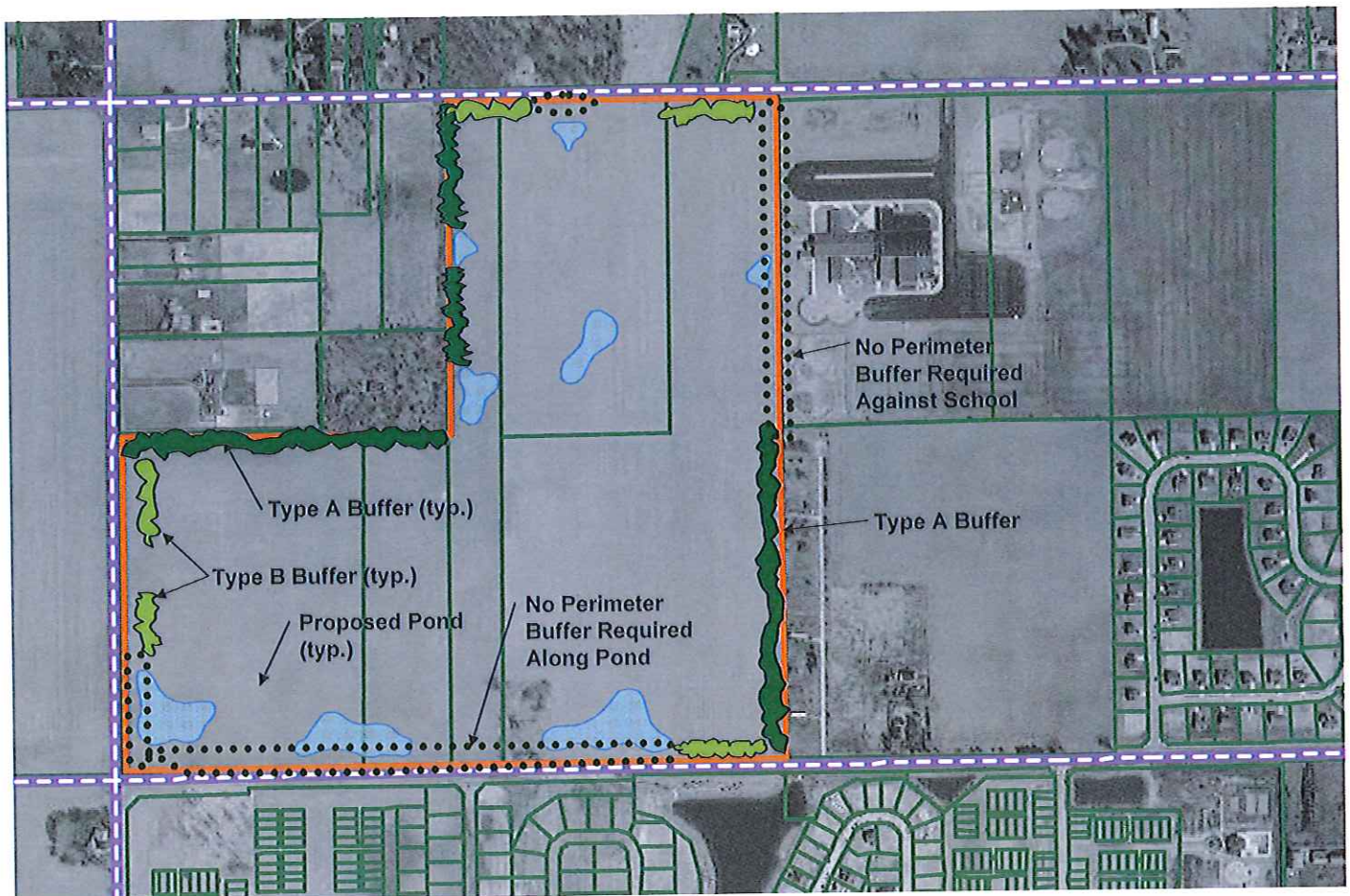
**EXHIBIT D**  
**OPEN SPACE CONCEPT PLAN**

Legend

- Multi-purpose Path
- Greenway Trail



**EXHIBIT E**  
**LANDSCAPE BUFFERING PLAN**





## **ORDINANCE NUMBER 15-37**

### **AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance (to be known as the "**WEST RAIL PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

**WHEREAS**, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

**WHEREAS**, on December 12, 2011, the Common Council of the City of Westfield, Hamilton County, Indiana, adopted Ordinance 11-33 (the "Amended Centennial North PUD District Ordinance"), recorded as Instrument No. 2011065112 in the Office of the Recorder of Hamilton County, Indiana, to repeal Ordinance No. 05-10, as amended under Ordinance 06-09 and Ordinance 09-03.

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1511-PUD-22**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1511-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (5-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on November 17, 2015;

**WHEREAS**, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**West Rail PUD District**" (the "District").
- 1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2. Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Area: A discrete geographic area within the District. The District contains two (2) Areas, "Area A" and "Area B", which are conceptually represented on the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding,



vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.6 Gas Line Easements: The easements recorded as (i) Instrument No. 7056 in Deed Record 175, page 311 and (ii) Instrument No. 7058, in Deed Record 175, page 315 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.
- 2.7 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.8 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, English Revival, Farmhouse, Four Square, French Country, Shingle Style, Traditional and Victorian.
- 2.9 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance

**Section 3.** Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 4.** Underlying Zoning District(s). The Underlying Zoning District shall be as set forth below.

- 4.1 Area A: SF4: Single Family High Density District.
- 4.2 Area B: SF3: Single Family Medium Density District.

**Section 5.** Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred and eighty-three (183) Single-family Dwellings; however, a maximum of one hundred and nine (109) Lots may be developed pursuant to the standards applicable to Area A.

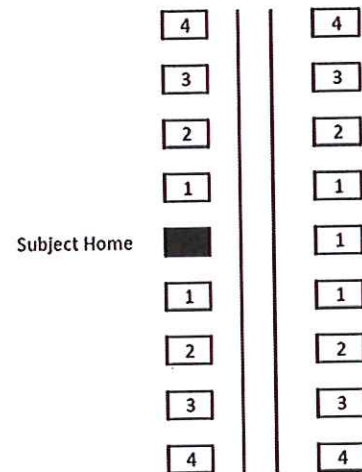
**Section 6. General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance and subject to Section 5.2 of this Ordinance.

| Standard                       | Area A      | Area B    |
|--------------------------------|-------------|-----------|
| Minimum Lot Area               | 9,100 SF    | 10,500 SF |
| Minimum Building Setback Lines |             |           |
| Front Yard                     | 20'         | 20'       |
| Side Yard                      | 6'          | 7'        |
| Rear Yard                      | 20'         | 20'       |
| Minimum Lot Width              | 65'         | 75'       |
| Maximum Building Height        | 2 ½ stories |           |
| Minimum Living Area (Total)    |             |           |
| One Story Dwellings            | 1,800 SF    | 2,000 SF  |
| Two Story Dwellings            | 2,000 SF    | 2,200 SF  |

**Section 7. Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 **Article 6.3 Architectural Standards:** Shall apply, except as modified below:

- A. **Streetscape Diversity:** Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed in the District. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage a diversity in architectural styles of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.



B. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:
  - a) Side load or angled garage.
  - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches.
  - d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
  - e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
  - f) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
  - g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
  - h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Façade, exclusive of windows and doors.
  - i) Separate overhead garage door per garage bay.

- j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
  - k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
  - l) Bay window (a minimum of six (6) feet wide).
  - m) Transom or palladium window.
  - n) Garage doors containing decorative windows.
  - o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
  - p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
- a) Side load or angled garage.
  - b) Hip roof.
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
  - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
  - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
  - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
  - g) Bay window (a minimum of six (6) feet wide).
  - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
  - i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.



- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

- i. Lots in Area A shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
- ii. Lots in Area B shall be subject to the Single-family Residential (per Lot over 8,000 sq. ft.) Plant Materials provisions.
- iii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. Gas Line Easements: Landscaping within the Gas Line Easements is restricted by the Grantee of the Gas Line Easements. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Gas Line Easement within the Gas Line Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

7.3 Article 6.17 Sign Standards: Shall apply; however, the words "at the Station" may be substituted for the words "of Westfield" following the subdivision name, as otherwise required by Article 6.17(F)(7).

**Section 8.** Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

**Section 9.** Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.

B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.

C. Amenities: The following amenities shall be provided:

- i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separation of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.
- ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool; bath house; playground; court games; and an open play field. These amenities are generally illustrated on the Amenity Area Concept Plan, attached hereto as Exhibit E.
- iii. Trails: Trails, including an eight-foot (8') wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

*[Remainder of page intentionally left blank, signature page follows]*



ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2015.

WESTFIELD CITY COUNCIL

| <u>Voting For</u>           | <u>Voting Against</u>       | <u>Abstain</u>              |
|-----------------------------|-----------------------------|-----------------------------|
| _____<br>Jim Ake            | _____<br>Jim Ake            | _____<br>Jim Ake            |
| _____<br>Steven Hoover      | _____<br>Steven Hoover      | _____<br>Steven Hoover      |
| _____<br>Robert L. Horkay   | _____<br>Robert L. Horkay   | _____<br>Robert L. Horkay   |
| _____<br>Charles Lehman     | _____<br>Charles Lehman     | _____<br>Charles Lehman     |
| _____<br>Robert J. Smith    | _____<br>Robert J. Smith    | _____<br>Robert J. Smith    |
| _____<br>Cindy L. Spoljaric | _____<br>Cindy L. Spoljaric | _____<br>Cindy L. Spoljaric |
| _____<br>Robert W. Stokes   | _____<br>Robert W. Stokes   | _____<br>Robert W. Stokes   |

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 15-37** was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-37**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-37**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger  
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

West Rail - PUD District Ordinance 7 111615



**SCHEDULE OF EXHIBITS**

|           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan                    |
| Exhibit C | Character Exhibits              |
| Exhibit D | Amenity Area Concept Plan       |

**EXHIBIT A**  
**REAL ESTATE**

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2<sup>nd</sup> Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the west line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section, thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet to the south line of said Southwest Quarter; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.



## EXHIBIT B CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1511-PUD-22.

**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 1 of 16)

**ARTS AND CRAFTS (AC)**





**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 2 of 16)

DECORATIVE BRACKETS

PRIMARILY GABLE ROOF SYSTEMS

PRIMARILY STONE & SHAKE SIDING FACADE

ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS PERIMETER GRIDS

STONE WATER TABLES

CABLE ROOF DORMERS

TAPERED COLUMNS W/ STONE BASES

ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR

STONE WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE

**STYLE ELEMENTS**

GABLE ELEMENTS

FRONT ENTRY

WIDE COVERED PORCHES OFTEN INCLUDE MULTIPLE COLUMNS

WINDOW TREATMENT

**ADDITIONAL STYLE ELEMENTS**

SHED DORMERS

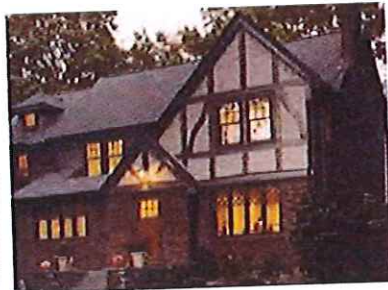
3 OVER 1 GRIDS

**ARTS & CRAFTS STYLE**

This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.

**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 3 of 16)

**ENGLISH REVIVAL (ER)**





# **EXHIBIT C** **CHARACTER EXHIBITS** (Page 4 of 16)

|  |  |  |   |
|--|--|--|---|
| <p>             MATURE GABLED AND GABLED ROOF SYSTEMS<br/>             PROJECTED GABLE DETAILS<br/>             BRACKETS<br/>             BOARD &amp; BATTEN SHUTTERS<br/>             ARCHITECTURAL WINDOW GRIDS<br/>             WINDOW GRIDS<br/>             COVERED PORCH<br/>             STUCCO APPLICATIONS<br/>             VERTICAL AND ANGLED TRIM DETAILS IN GABLES<br/>             ARCHITECTURAL SPECIFIC GARAGE DOOR<br/>             ENCLOSED YEASER<br/>             ARCHITECTURAL BRICKS ARE COMMON         </p> | <table border="1"> <tr> <td data-bbox="860 432 974 1850"> <p><b>STYLE ELEMENTS</b></p> <p>GABLE ELEMENTS</p> <p>STUCCO W/ TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON</p> </td> <td data-bbox="974 432 1393 1850"> <p><b>ADDITIONAL STYLE ELEMENTS</b></p> <p>COVERED PORCH W/ SQUARE POSTS</p> <p>DIAMOND GRIDS</p> </td> </tr> </table> <p><b>ENGLISH REVIVAL STYLE</b></p> <p><small>This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</small></p> | <p><b>STYLE ELEMENTS</b></p> <p>GABLE ELEMENTS</p> <p>STUCCO W/ TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON</p> | <p><b>ADDITIONAL STYLE ELEMENTS</b></p> <p>COVERED PORCH W/ SQUARE POSTS</p> <p>DIAMOND GRIDS</p> |
| <p><b>STYLE ELEMENTS</b></p> <p>GABLE ELEMENTS</p> <p>STUCCO W/ TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON</p>   | <p><b>ADDITIONAL STYLE ELEMENTS</b></p> <p>COVERED PORCH W/ SQUARE POSTS</p> <p>DIAMOND GRIDS</p>  |  |   |

**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 5 of 16)

**FARMHOUSE (FH)**





# **EXHIBIT C** **CHARACTER EXHIBITS** (Page 6 of 16)

|  |   |   |
|--|---|---|
| <p>             MIXTURE OF SHIP-LAP AND<br/>             GABLED ROOF SYSTEMS<br/> <br/>             MIXTURE OF BOARD &amp;<br/>             BATTEN AND/OR<br/>             HORIZONTAL SIDING<br/> <br/>             ARCHITECTURAL<br/>             STYLE SPECIFIC<br/>             WINDOW ORDS.<br/>             2 OVER 2<br/> <br/>             BOARD &amp; BATTEN<br/>             SHUTTERED ON<br/>             RUSTIC STYLE<br/> <br/>             SIMPLE SQUARE<br/>             COLUMNS &amp;<br/>             TABLES ON<br/>             RUSTIC STYLE<br/> <br/>             STONE WATER<br/>             TABLES ON<br/>             RUSTIC STYLE<br/> <br/>             ARCHITECTURAL<br/>             STYLE SPECIFIC<br/>             GARAGE DOOR<br/> <br/>             BRICK OR STONE WATER TABLES<br/>             ONLY IF SPECIFICALLY<br/>             ACCEPTABLE ON THIS STYLE         </p> | <h2>STYLE ELEMENTS</h2> <div> <p>GABLE ELEMENTS</p> <p>SIMPLE TRIM AND VENT<br/>DETAILS ARE TYPICAL</p> </div> <div> <p>FRONT ENTRY<br/>RUSTIC STYLE</p> <p>WIDE FRONT PORCHES WITH<br/>MULTIPLE SIMPLE POSTS.<br/>PORCHES CAN WRAP AROUND<br/>CORNERS WHEN SPACE ALLOWS.</p> </div> <div> <p>WINDOW TREATMENT</p> </div> <h2>ADDITIONAL STYLE ELEMENTS</h2> <div> <p>FRONT ENTRY<br/>MIDWEST STYLE</p> <p>SIMPLE SQUARE COLUMNS<br/>OVER BRICK BASES</p> </div> <div> <p>MIDWEST STYLE MASONRY</p> <p>BRICK WATER TABLES<br/>REPLACE STONE ON THE<br/>MIDWEST STYLE</p> </div> | <p>This Exhibit is not an actual home plan, rather, it illustrates various elements of historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p> <h2>RUSTIC / MIDWEST FARM HOUSE STYLE</h2> |
|--|---|---|

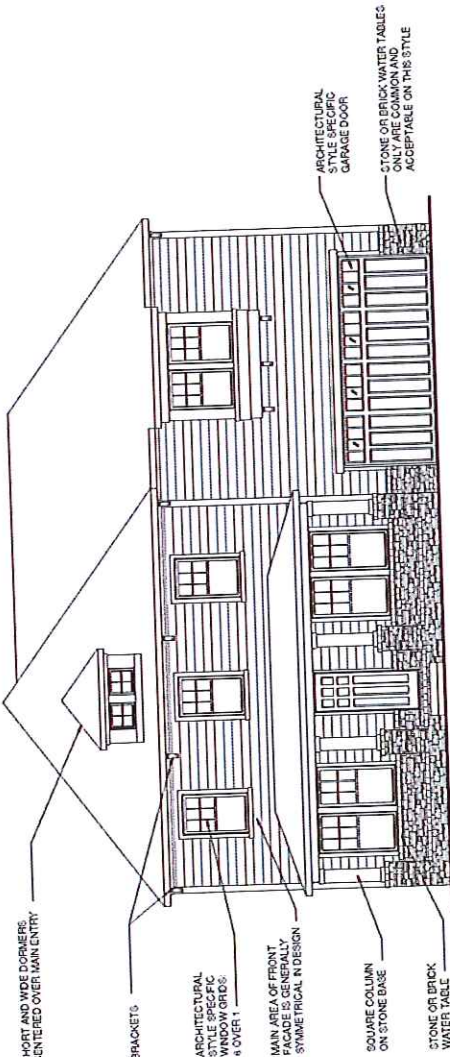
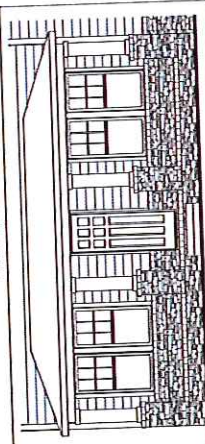
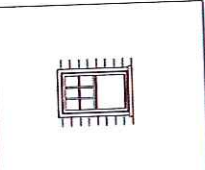
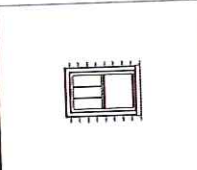
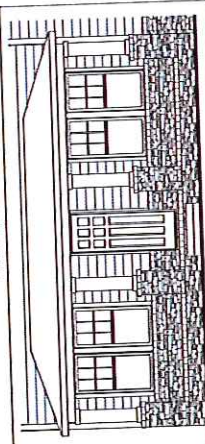
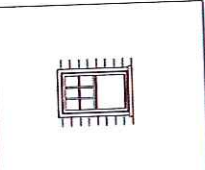
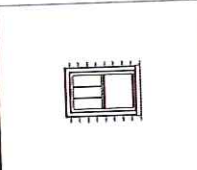
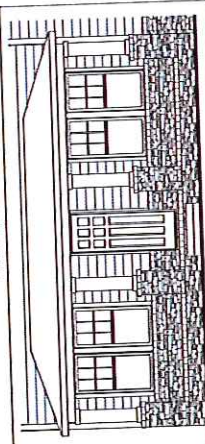
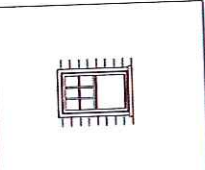
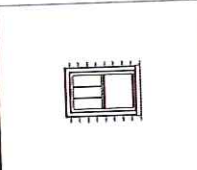
**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 7 of 16)

**FOUR SQUARE (FS)**





# **EXHIBIT C** **CHARACTER EXHIBITS** (Page 8 of 16)

|  <p>Labels for main drawing:</p> <ul style="list-style-type: none"> <li>SHORT AND WIDE DORMERS, CENTERED OVER MAIN ENTRY</li> <li>BRACKETS</li> <li>ARCHITECTURAL INTERESTS: 8 OVER 1 WINDOW GRIDS</li> <li>MAIN AREA OF FRONT FACADE IS GENERALLY SYMMETRICAL IN DESIGN</li> <li>SQUARE COLUMN ON STONE BASE</li> <li>STONE OR BRICK WATER TABLE</li> <li>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</li> <li>STONE OR BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE</li> </ul> | <table border="1"> <tr> <th data-bbox="868 405 901 1820">STYLE ELEMENTS</th> <th data-bbox="901 405 1388 871">ADDITIONAL STYLE ELEMENTS</th> </tr> <tr> <td data-bbox="868 871 1388 1820"> <div data-bbox="982 1270 1218 1732">  <p>FRONT ENTRY</p> <p>FRONT PORCH IS GENERALLY SYMMETRICAL IN DESIGN AND CENTERED ON MAIN FRONT FACADE</p> </div> <div data-bbox="982 1060 1218 1249">  <p>WINDOW TREATMENT</p> <p>TYPICAL SIMPLE TRIM DETAIL AROUND 8 OVER 1 WINDOW PATTERN</p> </div> </td> <td data-bbox="868 871 1388 1820"> <div data-bbox="966 661 1193 850">  <p>3 OVER 1 GRIDS</p> </div> </td> </tr> </table> | STYLE ELEMENTS | ADDITIONAL STYLE ELEMENTS | <div data-bbox="982 1270 1218 1732">  <p>FRONT ENTRY</p> <p>FRONT PORCH IS GENERALLY SYMMETRICAL IN DESIGN AND CENTERED ON MAIN FRONT FACADE</p> </div> <div data-bbox="982 1060 1218 1249">  <p>WINDOW TREATMENT</p> <p>TYPICAL SIMPLE TRIM DETAIL AROUND 8 OVER 1 WINDOW PATTERN</p> </div> | <div data-bbox="966 661 1193 850">  <p>3 OVER 1 GRIDS</p> </div> |
|--|---|----------------|---------------------------|---|--|
| STYLE ELEMENTS   | ADDITIONAL STYLE ELEMENTS   |                |                           |   |  |
| <div data-bbox="982 1270 1218 1732">  <p>FRONT ENTRY</p> <p>FRONT PORCH IS GENERALLY SYMMETRICAL IN DESIGN AND CENTERED ON MAIN FRONT FACADE</p> </div> <div data-bbox="982 1060 1218 1249">  <p>WINDOW TREATMENT</p> <p>TYPICAL SIMPLE TRIM DETAIL AROUND 8 OVER 1 WINDOW PATTERN</p> </div>  | <div data-bbox="966 661 1193 850">  <p>3 OVER 1 GRIDS</p> </div>  |                |                           |   |  |
| <p><b>FOUR SQUARE STYLE</b></p> <p><small>This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</small></p>  |   |                |                           |   |  |

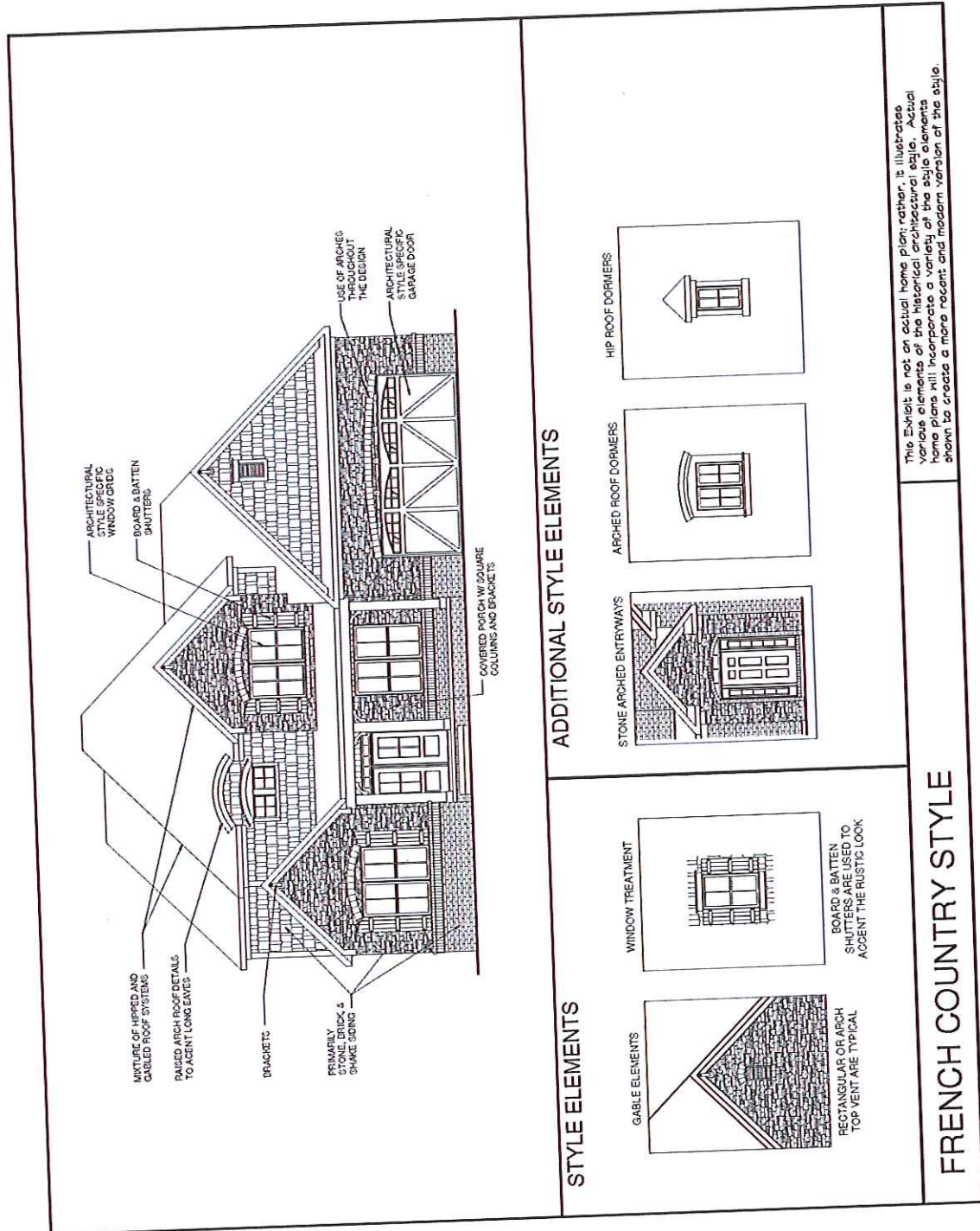
**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 9 of 16)

**FRENCH COUNTRY (FC)**





# **EXHIBIT C** **CHARACTER EXHIBITS** (Page 10 of 16)



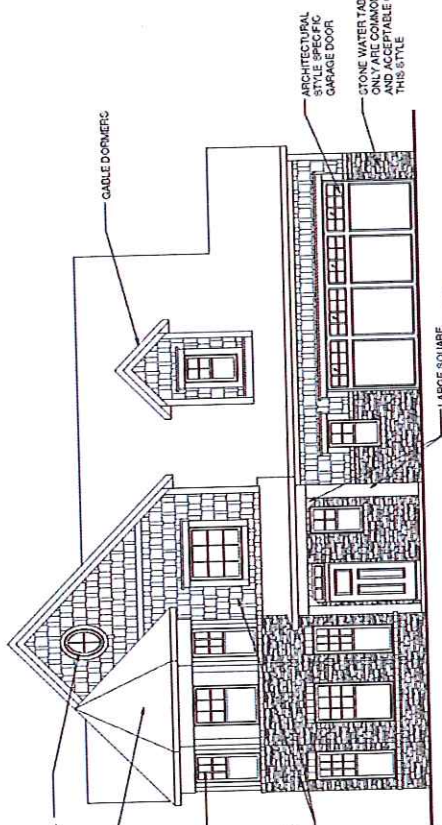
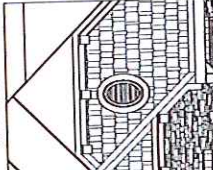
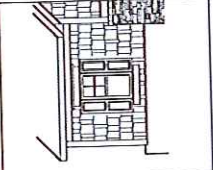
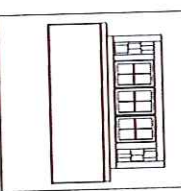
**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 11 of 16)

**SHINGLE STYLE (SH)**



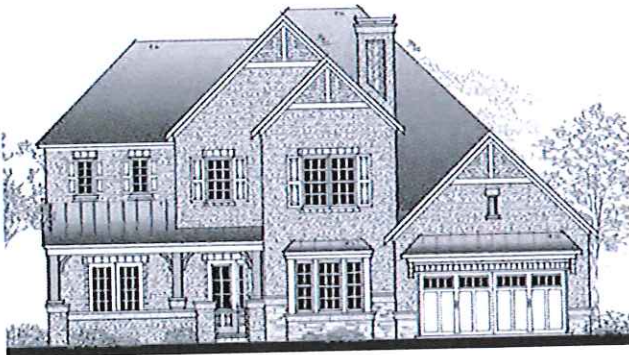
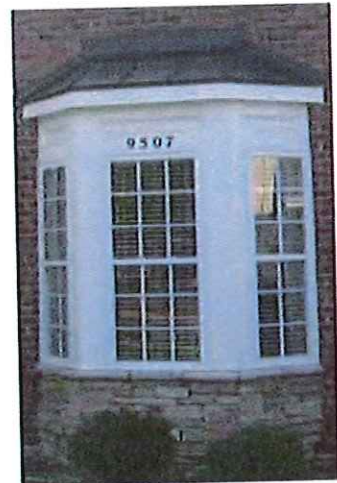
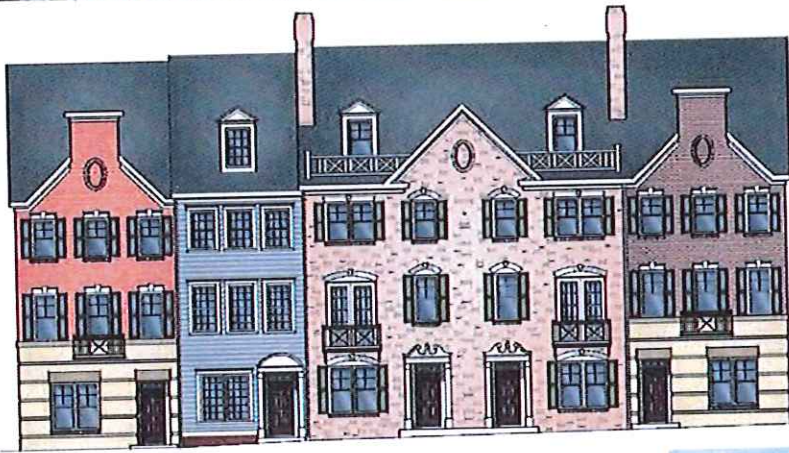


**EXHIBIT C**  
**CHARACTER EXHIBITS**  
 (Page 12 of 16)

|  |  |                             |
|--|--|-----------------------------|
|  <p>USE OF OVAL WINDOWS &amp; VENTS</p> <p>TURRETS ARE COMMON</p> <p>ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS, 6 OVER 1</p> <p>PRIMARILY STONE &amp; SHAKE SIDING FACADE</p> <p>GABLE DORMERS</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>STONE WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE</p> <p>LARGE SQUARE COLUMNS &amp; BRACKETS</p> | <p><b>STYLE ELEMENTS</b></p> <div data-bbox="958 1533 1266 1701"> <p>GABLE ELEMENTS</p>  <p>CLIPPED GABLES W/ CORBELS ARE COMMONLY SEEN ALONG WITH OVAL WINDOWS OR VENTS</p> </div> <div data-bbox="958 1323 1266 1491"> <p>WINDOW TREATMENT</p>  <p>TRIM WITH paneled SHUTTERS TYPICAL TO THIS STYLE</p> </div> | <p><b>SHINGLE STYLE</b></p> |
| <p><b>ADDITIONAL STYLE ELEMENTS</b></p> <div data-bbox="941 630 1185 819"> <p>SHED ROOF DORMERS</p>  </div>  | <p>This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p>   |                             |

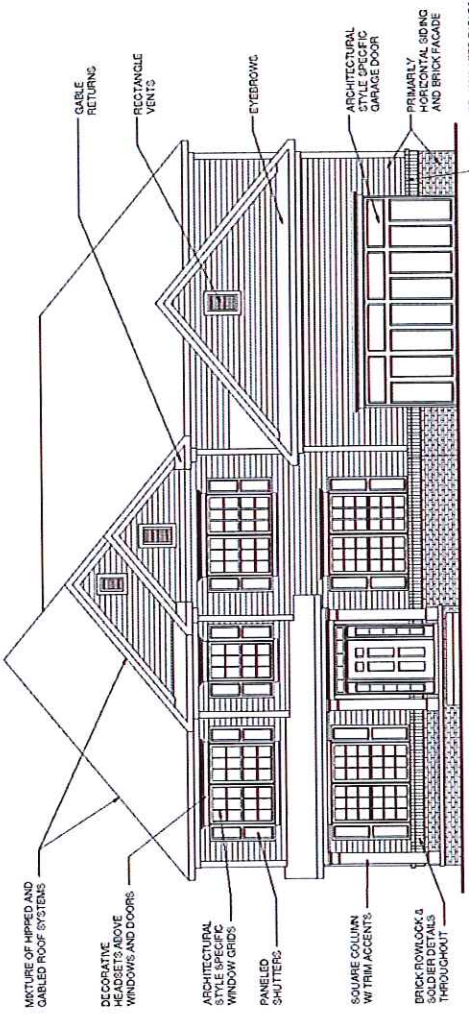


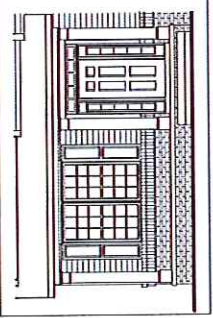
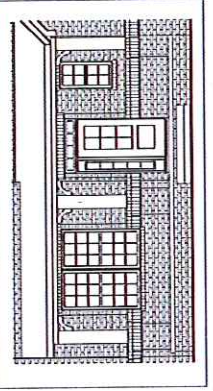
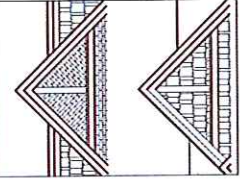
**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 13 of 16)

**TRADITIONAL (TR)**





# **EXHIBIT C** **CHARACTER EXHIBITS** (Page 14 of 16)

|   |   |  |
|---|---|--|
|  <p>MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS</p> <p>DECORATIVE HEADSETS ABOVE WINDOWS AND DOORS</p> <p>ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS</p> <p>PANELED SHUTTERS</p> <p>SQUARE COLUMN W/ TRIM ACCENTS</p> <p>BRICK ROWLOCK &amp; FLUTE DETAILS THROUGHOUT</p> <p>GABLE RETURNING</p> <p>RECTANGLE VENTS</p> <p>EYEBROWS</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>PRIMARILY HORIZONTAL SIDING AND BRICK FACADE</p> <p>BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE</p> | <p><b>STYLE ELEMENTS</b></p> <div>  <p>RECTANGLE OR ROUND VENTS</p> </div> <div>  <p>BIRD BOXES</p> </div> <p>FRONT ENTRY TRADITIONAL STYLE</p>  <p>FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING</p> <p><b>ADDITIONAL STYLE ELEMENTS</b></p> <p>FRONT ENTRY MANOR STYLE</p>  <p>LARGE COLUMNS OVER BRICK BASES</p> <p>GABLE ELEMENTS MANOR STYLE</p>  <p>BRICK HERRING BONE OR SHAKE SIDING USED TO ACCENT THE GABLES</p> | <p><b>TRADITIONAL / MANOR STYLE</b></p> <p>This Exhibit is not an actual home plan, rather, it illustrates various elements of the traditional and manor styles. Actual home plans will be developed out of a variety of the style elements shown to create a more recent and modern version of the style.</p> |
|---|---|--|

**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 15 of 16)

**VICTORIAN (VI)**





# **EXHIBIT C** **CHARACTER EXHIBITS** (Page 16 of 16)

## STYLE ELEMENTS

GABLE ELEMENTS

GABLE PEDIMENTS AND FISH SCALE ACCENTS ADD TO THE DECORATIVE NATURE OF THE STYLE

FRONT ENTRY

FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING

WINDOW TREATMENT

DOUBLE LAYER TRIM DETAILS AROUND WINDOWS AND VENTS

This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.

## VICTORIAN STYLE

**EXHIBIT D**  
**AMENITY AREA CONCEPT PLAN**  
(Page 1 of 2)





**EXHIBIT D**  
**AMENITY AREA CONCEPT PLAN**  
(Page 2 of 2)



**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY  
PLAN COMMISSION CERTIFICATION**

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The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, November 2, 2015, to consider an amendment to the Centennial North Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance (to be known as the "West Rail Planned Unit Development District"). Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

|               |   |
|---------------|---|
| Docket No.    | 1511-PUD-22   |
| Ordinance No. | 15-37   |
| Petitioner    | Beazer Homes Indiana, LLP by Nelson & Frankenberger   |
| Description   | The petitioner requests amendments to the Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 108.2 acres +/-, located in the Centennial North PUD District (to be known as the "West Rail Planned Unit Development District"). |

On November 16, 2015, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 5 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

November 17, 2015

Date